

**Appeal 2023-56**

**Phillip & Sandra Meeks**

**Parcel 04-010-120**

**Point Agassiz (Lot 9  
Ramstead)**

RECEIVED  
MAR 31 2023  
PETERSBURG BOROUGH

**Petersburg Borough**  
**Petition for Adjustment of Assessed Valuation**  
**Real Property**

Date Filed: MARCH 31, 2023

The deadline for filing an appeal with the Assessor is Thursday, **March 31, 2023 at 4:30pm.** However, appeal of the Board of Equalization, in what is deemed to be unusual circumstances; by unanimous vote may waive this time provision. The Assessor **must be** contacted during the 30-day appeal period.

Parcel Identification No 04-010-120

1. I, PHILLIP E AND SANDRA R MEEKS, representing OURSELVES,  
the owner of the above identified property, hereby request the Assessor review the assessment of said property.

**2023 Assessed Value:**

Land \$ \$70100. Building(s) \$ 0 Total \$ 70100.

2. Please answer the following questions for the information of the Assessor and the Board of Equalization in considering this appeal:

- A. What date was the property acquired? 2022
- B. What was the full consideration/price? 46,800
- C. Did this price include any furniture/ fixtures? If so, List approximate value \$ 0
- D. What do you consider the market value?  
Land \$ 32200. Bldg \$ 0 Total \$ 32200.
- E. Have you ever offered this property for sale in the past two years? Yes  No   
If yes, with who and for how much? \_\_\_\_\_
- F. Have you ever received an offer? Price/when NO
- G. Have you had the property appraised in the past 2 years? \$ NO
- H. How much is the property insured for? \$ NO

3. There is an error or omission on the assessment of this property for the following reason(s):  
SEE ATTACHMENT

**CERTIFICATION: I hereby certify that the answers given on this application are true and correct to the best of my knowledge.**

Print Name: PHILLIP E MEEKS AND SANDRA R MEEKS Phone #: 907-518-1160

Email: PSMEEKS@APTALASKA.NET

Sign here: *Phillip E Meeks Sandra Meeks* Date: 3/31/2023

MARCH 31, 2023  
PARCEL # 04-010-120: Lot #9

3. THERE IS AN ERROR OR OMISSION ON THE ASSESSMENT OF THIS PROPERTY FOR THE FOLLOWING REASONS:

116% INCREASE IN ACCESSED VALUE.

1. 10.73 ACRES- UPLAND 8.39, ACTUAL USABLE LAND NOT AFFECTED BY HIGH TIDES WILL LEAVE APPROXIMATELY 1.2 ACRES OF ACTUAL USABLE LAND.

THERE ARE 16-19 FOOT OR GREATER TIDES IN 2023 WHICH IS AN AVERAGE 4.5 FT ABOVE MEAN HIGH WATER.

2. THERE ARE NO BOROUGH SERVICES OR IMPROVEMENTS OF ANY KIND. FOREST SERVICE ACCESS ROAD TO PROPERTY WAS DECOMMISSIONED IN 1992 AND NOT MAINTAINED ANY LONGER AND SO THE BURDEN IS LEFT TO THE PROPERTY OWNERS.
3. PLOTTED ACCESS ROAD WAS PART OF THE PURCHASED PROPERTY VALUE PURCHASE.
4. BUROUGH ACCESS NOTICE STATES INCREASE OF 15% ON AVERAGE.
5. THIS IS A REMOTE PROPERTY WITH EXTREMELY LIMITED ACCESS DUE TO LOCATION.

THEREFORE WE HIGHLY CONTEST THE EXCESSIVE ASSEMENT VALUE.

**To:** 2023 Board of Equalization  
**From:** Michael C Renfro, Assessor  
Martins Onskulis, Assessor  
**Re:** Appeal 2023-56  
**Property Owner:** Phillip E; Sandra Meeks  
**Account:** 04-010-120  
**Date of Assessment:** 1/1/2023  
**Hearing Date:** 4/17/2023  
**2023 Assessed Value:** Buildings: -  
Land: \$70,100  
Total: \$70,100

**Purpose of Report:**

- Validation of the 2023 assessed value of the subject property generated by the mass appraisal process and confirmed using sales ratio studies.

**Introduction:**

- The subject property is located in Ramstead Homestead
- The subject parcel is 467,399 SF valued at \$0.15.

**Basis of the Appeal:**

- No evidence that would support unequal; excessive; improper or undervalued assessment.

**Concerns brought forth by the appellant:**

- Taxes went up; no services; no improvements.

**Assessor comments:**

- Recommended no change on land valuation as it is consistent with surrounding lots.

**Recommendation:**

- Uphold the 2023 Assessed Value of \$70,100 for the land, for a total assessed value of \$70,100.

**Attachments:**

- Location of Subject property
- Recent Sales

04-010-085	11/16/2021	\$ 36,300.00	\$ 44,000	82.50%
04-010-120	10/8/2021	\$ 70,100.00	\$ 46,800	149.79%
04-010-115	10/12/2021	\$ 64,700.00	\$ 70,000.00	92.43%
04-010-175	10/25/2021	\$ 38,900.00	\$ 65,450	59.43%
04-010-155	11/1/2021	\$ 63,600.00	\$ 74,950.00	84.86%
04-010-160	11/1/2021	\$ 45,500.00	\$ 89,000.00	51.12%
04-010-165	7/13/2022	\$ 41,900.00	\$ 84,000	49.88%

**Lots: MEEKS, PHILLIP E and MEEKS, SANDRA R 04-010-120**

ID	04-010-120
Parcel_ID	04010120
OWNER	MEEKS, PHILLIP E and MEEKS, SANDRA R
ADDRESS	POINT AGGASIZ
ZONING	
Zoning_2	
LEASE PARCEL	
PLAT #	2016-12
PLAT	<a href="#">More info</a>
DEED	<a href="#">More info</a>
SUBDIVISION	RAMSTEAD HOMESTEAD

[Zoom to](#) ...

CURRENT OWNER	Property Identification			
<b>SANDRA R MEEKS</b> <b>PHILLIP E MEEKS</b> <b>PO BOX 1514 PETERSBURG AK 99833-1514</b>	Parcel	<input type="text" value="04-010-120"/>	Us	<input type="text" value="V - Vacant Land"/>
	City	<input type="text"/>	Building	<input type="text"/>
	Mobile Home	<input type="text"/>	Service	<input type="text" value="0"/>

Property Information					
Improvement	<input type="text"/>	Year Built	<input type="text"/>	Land	<input type="text" value="467,399"/> <input type="text" value="SF"/>
Basement	<input type="text"/>	Effective Age	<input type="text"/>	Zone	<input type="text"/>
Garage	<input type="text"/>	Taxable	<input type="text" value="Fee Simple"/>		

Legal Description											
Plat #	<input type="text" value="2016-12"/>	Lot #	<input type="text" value="9"/>	Block	<input type="text"/>	Tract	<input type="text"/>	Doc #	<input type="text" value="2016-000367-0"/>	Rec. District	<input type="text" value="Petersburg - 110"/>
Describe:	<input type="text"/>									Date recorded:	<input type="text"/>

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2023	Fee Simple	\$70,100		\$70,100	\$0	\$70,100	
2022	Fee Simple	\$32,200		\$32,200	\$0	\$32,200	
2021	Fee Simple	\$32,200		\$32,200	\$0	\$32,200	
2020	Fee Simple	\$32,200		\$32,200	\$0	\$32,200	

NOTES
2/10/2023 - Land Value Review. MO

**LAND DETAIL**

Market Neighborhood  Site Area **467,399 SF** Topo **Steep** Vegetatio

Access **Water/Air** Frontage  Ft  View  Soil

Utilities  Typical  Water  Sewer  Telephone  Electric  All  None LQC

Comments

**SITE IMPROVEMENTS**

Site Improvements  Total

Description	Area	Unit Value	Adj.	Value	Comments
	467,399	SF x \$0.15		= \$70,110	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>467,399</b>	<b>SF</b>	Fee Value:	<b>\$70,100</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By **Martins** Date Valued **10/22/2022**

VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value				<b>Total Residential</b>	
Income Value =                      NOI Ratio                      = NOI                      /                      =				<b>Total Commercial</b>	
Comments <input type="text"/>				<b>Other</b>	
				<b>Total Improvement</b>	
				<b>Land &amp; Site imp</b>	<b>\$70,100</b>
				<b>Total Property Value</b>	<b>\$70,100</b>